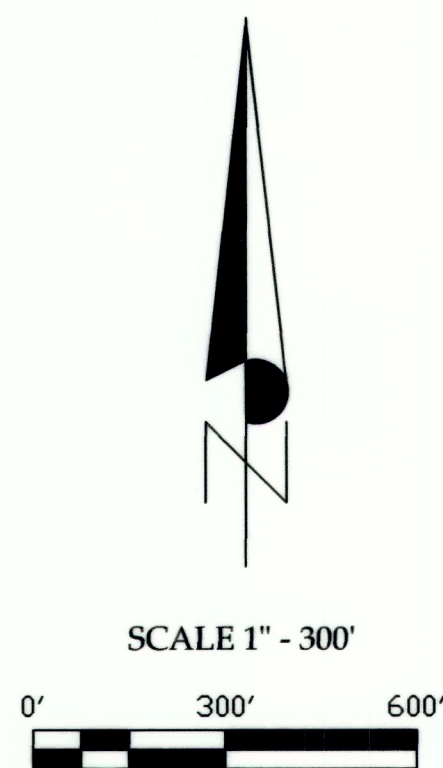


NOTICE

The lots depicted on this plat are located in a Wildland-Urban Interface area, and are subject to a Fire Protection Plan. Contact the Duchesne County Fire and Emergency Management Office at 435-738-1226 for information prior to a purchase of a lot, or construction of a building in this subdivision.

This property is within the Uinta Basin, a highly active and developed oil and gas field area. Lot owners should expect oil and gas operations to occur at any time of the day or night; including, but not limited to: heavy truck traffic, drilling and work over rig activities, which could include new wells on these, or adjacent lands. There are no County maintenance or dust control requirements on any roads in this subdivision. Existing roads within, and accessing this subdivision may be private oilfield roads maintained at the operator's discretion

LINE	BEARING	DISTANCE
L-1	S 53°44'46" E	180.23'
L-2	S 19°39'14" E	148.66'
L-3	S 9°05'25" E	253.18'
L-4	N 79°41'43" E	447.21'
L-5	N 45°00'00" E	169.71'
L-6	N 16°55'39" E	240.42'
L-7	N 19°51'19" W	191.38'
L-8	N 0°57'17" W	300.04'
L-9	N 25°06'53" W	176.71'
L-10	S 61°55'19" E	70.66'
L-11	S 40°36'05" E	92.20'
L-12	S 38°39'35" E	64.03'
L-13	S 55°00'29" E	61.03'
L-14	S 77°44'07" E	235.37'
L-15	S 29°14'56" E	143.27'
L-16	S 54°38'15" E	190.07'
L-17	S 65°41'44" E	170.07'
L-18	S 64°36'15" E	547.95'
L-19	S 84°48'20" E	165.68'
L-20	S 15°25'20" E	150.42'
L-21	S 23°20'03" W	277.71'
L-22	S 43°05'27" W	212.25'
L-23	S 1°42'35" W	335.15'
L-24	S 16°27'36" E	229.40'
L-25	S 8°31'51" E	202.24'
L-26	S 25°01'01" E	165.53'
L-27	S 8°15'34" E	313.25'
L-28	S 19°13'03" E	220.66'
L-29	EAST	100.00'
L-30	N 58°34'14" E	210.95'
L-31	N 51°20'25" E	128.06'
L-32	N 54°19'24" E	125.01'



● = SET 5/8"X24" REBAR W/ YELLOW PLASTIC CAP STAMPED PEATROSS #155666

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032

cell: (435)724-4386
email: cpeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS | DATE DRAFTED: 8/17/2018
SHEET : 1 OF 1 | JOB NAME: MOUNTAINS WEST | JOB# 1300

NARRATIVE

PURPOSE OF SURVEY: Prepare a Record of Survey and Minor Subdivision plat, to be known as the Ponderosa Hills Minor Subdivision.
BASIS OF BEARING: Being North 0°04'23" East from the Southwest Corner to the West Quarter Corner of Section 7, T4S, R7W, USBM, according to that certain Warranty Deed recorded 4/16/08, as found by Entry #404163 in Book A535 at pages 141-142.
SURVEY FINDINGS: The bearing and distances used to define and describe the section lines, lot lines, and adjoining parcels, are taken from the referenced deeds of record shown in the drawing. The bearing and distances were apparently created from a survey performed in the 1990's, but is not on file in the Duchesne County Surveyor's Office.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Tren, Travis and Treaven Grant, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17 of the U.C.A., I have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

RECORD OF SURVEY AND MINOR SUBDIVISION DEVELOPED BY MOUNTAINS WEST RANCHES TO BE KNOWN AS THE PONDEROSA HILLS MINOR SUBDIVISION LOCATED IN SECTION 7 TOWNSHIP 4 SOUTH, RANGE 7 WEST UINTAH SPECIAL BASE AND MERIDIAN DUCESNE COUNTY, UTAH

OWNER'S CERTIFICATE FOR LOT 1, PONDEROSA HILLS

Know all men by these presents that we, the undersigned owner's of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land wonership.

MICHAEL E. VANDERLINDEN, TRUSTEE
of the VANDERLINDEN FAMILY TRUST

GEORGIA A. VANDERLINDEN, TRUSTEE
of the VANDERLINDEN FAMILY TRUST

ACKNOWLEDGEMENT

State of Utah } s.s.
County of Duchesne }

On this _____ day of _____, 20____, personally appeared before me, MICHAEL E. VANDERLINDEN and GEORGIA A. VANDERLINDEN, TRUSTEES of the VANDERLINDEN FAMILY TRUST, the signers of the above OWNER'S CERTIFICATE, and who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public

OWNER'S CERTIFICATE FOR LOT 2, PONDEROSA HILLS

Know all men by these presents that we, the undersigned owner's of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land wonership.

ROBERT L. HUNT

GEORGINA KEITH

DESERAE A. SWENSON

KENNETH SWENSON JR.

ACKNOWLEDGEMENT

State of Utah } s.s.
County of Duchesne }

On this _____ day of _____, 20____, personally appeared before me, ROBERT L. HUNT, GEORGINA A. KEITH, DESERAE A. SWENSON, and KENNETH SWENSON JR, the signers of the above OWNER'S CERTIFICATE, and who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public

OWNER'S CERTIFICATE FOR LOT 3, PONDEROSA HILLS

Know all men by these presents that we, the undersigned owner's of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land wonership.

BYRON T. CHEATWOOD

KATHERINE CHEATWOOD

ACKNOWLEDGEMENT

State of Utah } s.s.
County of Duchesne }

On this _____ day of _____, 20____, personally appeared before me, BYRON T. CHEATWOOD and KATHERINE CHEATWOOD, husband and wife, as Joint Tenants with Full Rights of Survivorship, the signers of the above OWNER'S CERTIFICATE, and who acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public

DUCESNE COUNTY RECORDER

State of Utah } s.s.
County of Duchesne } Entry Number _____
Filed for recording at the request of _____ on this _____
day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder

BOUNDARY DESCRIPTION FOR THE PONDEROSA HILLS MINOR SUBDIVISION

TOWNSHIP 4 SOUTH, RANGE 7 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 7: Beginning at the Southwest Corner of said Section 7; thence North 0°04'23" East 2628.40 feet along the West section line to the West Quarter Corner; thence North 0°06'33" East 1340.64 feet along said West section line to the Southwest Corner of the Northwest Quarter of the Northwest Quarter; thence South 89°12'20" East 1178.32 feet to the Southeast Corner of said NW1/4 of said NW1/4; thence North 1°17'07" West 1177.84 feet along the East line of said NW1/4 of said NW1/4; thence South 61°55'19" East 70.66 feet; thence South 40°36'05" East 92.20 feet; thence South 38°39'35" East 64.03 feet; thence South 55°00'29" East 61.03 feet; thence South 77°44'07" East 235.37 feet; thence South 29°14'56" East 143.27 feet; thence South 54°38'15" East 190.07 feet; thence South 65°41'44" East 170.07 feet; thence South 64°36'15" East 547.95 feet; thence South 84°48'20" East 165.68 feet; thence South 15°25'20" East 150.42 feet; thence South 23°20'03" West 277.71 feet; thence South 43°05'27" West 212.25 feet; thence South 1°42'35" West 335.15 feet; thence South 16°27'36" East 229.40 feet; thence South 8°31'51" East 202.24 feet; thence South 87°27'52" West 1356.33 feet; thence South 19°51'19" East 191.38 feet; thence South 16°55'39" West 240.42 feet; thence South 45°00'00" West 169.71 feet; thence North 85°20'26" East 1600.29 feet; thence South 19°13'03" East 220.66 feet; thence South 43°47'23" West 1138.18 feet; thence South 4°48'49" West 476.68 feet; thence South 42°26'10" West 711.35 feet; thence South 19°10'44" East 545.83 feet to a point on the South section line; thence North 89°47'53" West 1569.33 feet to the point of beginning, containing 201.210 acres.

DUCESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20____, by the Duchesne
County Planning Director.

Michael A. Hyde Duchesne County Planning Director

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

County Surveyor's File # 3908